

## Investment Property - FULLY OCCUPIED!



611 W. Turkeyfoot Lake Rd.  
Akron, OH 44319 - Summit County

*See Our New Pricing!*

### Property Features

- **REDUCED PRICE: \$550,000**
- Taxes: \$12,348.50
- Building is 6,660 Square Feet
- Zoning: B-2, Commercial
- Year Built/Renovated: 1989 / 1995
- Highest & Best Use: General Office / Medical
- Restrooms: Per Unit
- Parking: 34 spaces
- Acres: 1.19
- Frontage: 275' +/-
- Water: Well
- Sewer: Septic
- Traffic Count: 10,990 (W. Turkeyfoot Rd @ Lahm Dr).

### Property Note

"LIKE NEW" For Sale: Exceptionally well maintained property. New roof installed in 2019. All brick construction located near Portage Lakes. Ideal opportunity for investor or user looking for a quality property. Contact Bob Raskow, SIOR or Scott Raskow for details.



For more information:

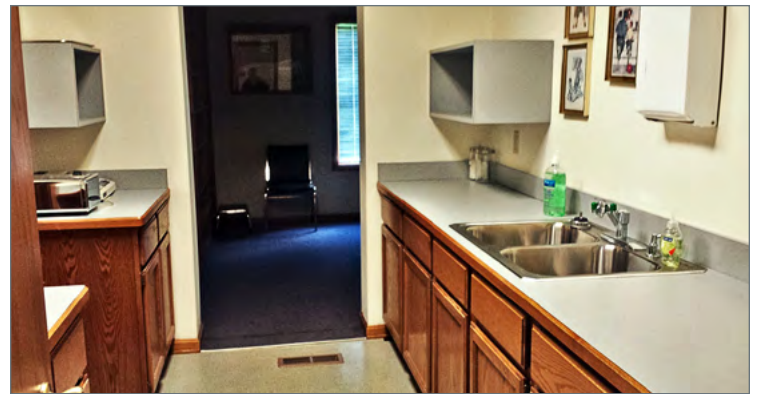
**Bob Raskow, SIOR**  
330 697 6818  
braskow@naipvc.com

**Scott Raskow**  
330 608 5172  
sraskow@naipvc.com



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**FOR SALE**  
**INVESTMENT**



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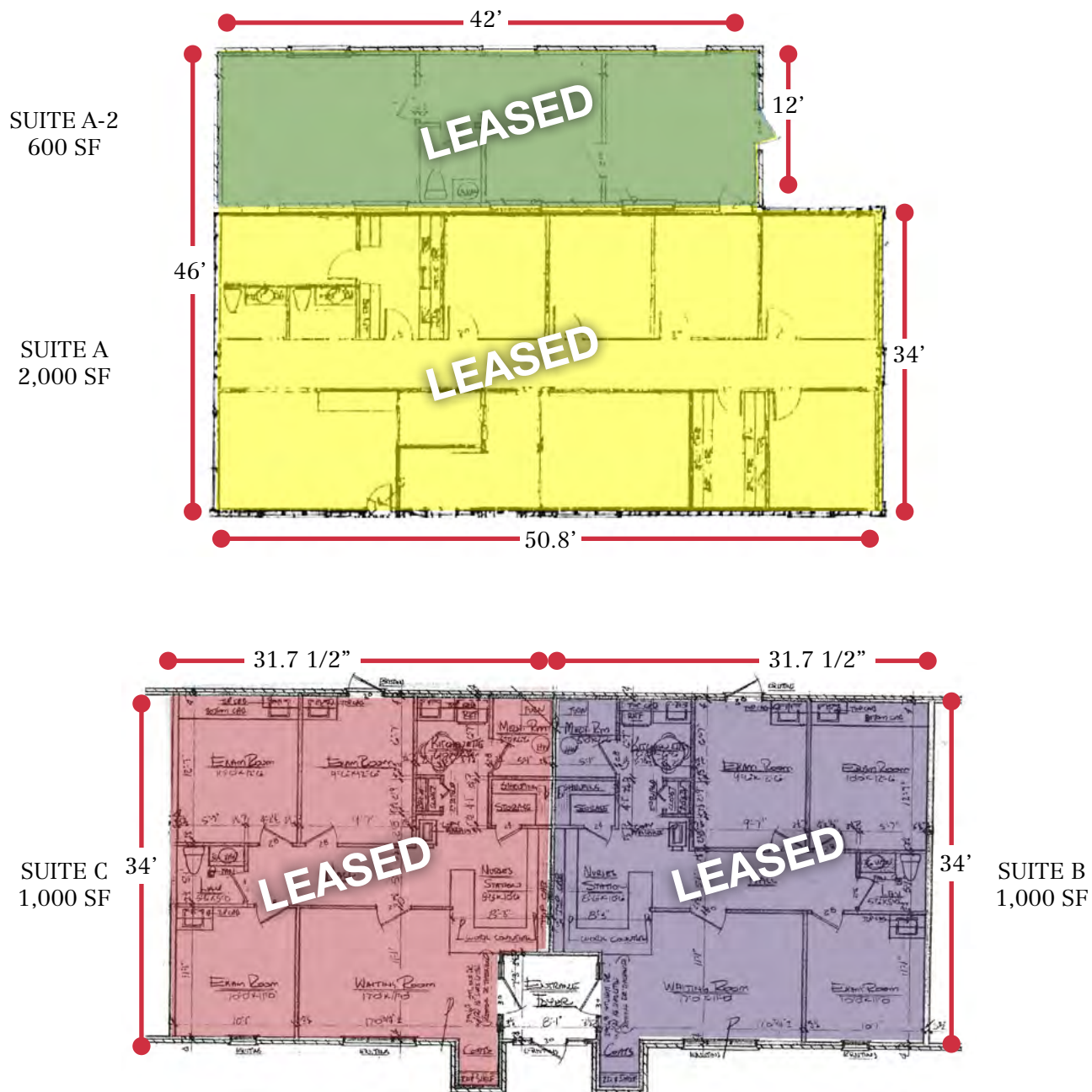
Demographics	1 Mile	3 Miles	5 Miles
Population	3,472	28,052	102,979
Households	1,639	12,048	42,410
Median Age	50.9	46.5	40.7
Average HH Income	\$66,703	\$65,922	\$55,125

**NAIPleasant Valley**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com

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# FOR SALE INVESTMENT



**Scott Raskow**  
330 608 5172  
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611 W. Turkeyfoot Lake Rd.  
Akron, OH 44319

**FOR SALE  
INVESTMENT**

SUITE	SQUARE FEET	RATE
A	2,000 SF	LEASED
A-2	600 SF	LEASED
B	1,000 SF	LEASED
C	1,000 SF	LEASED
D	2,000 SF	LEASED

### Property Details

BUILDING SIZE: 6,600 SF

YEAR BUILT / RENOVATED: 1989 / 1995

HIGHEST AND BEST USE: General Office/Medical

ZONING: B-2 - Commercial

PARKING: 34

ACRES: 1.19

FRONTAGE: 275 ft. +/-

RESTROOMS: Per Unit

WATER: Well

SEWER: Septic

### Pricing Details

**REDUCED PRICE: \$550,000**

**Reduced!!**

TAXES: \$11,784.70 / 2021

UTILITIES: Tenant

REPAIRS: Landlord

TAXES: Landlord

INSURANCE: Landlord

JANITOR: Tenant

INTERCHANGE: I-77

DISTANCE: 3.31 miles

### Comments

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